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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

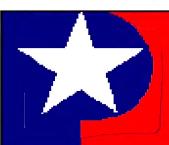
956,200 / 956,200

USE VALUE:

956,200 / 956,200

ASSESSED:

956,200 / 956,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21		BEACON ST, ARLINGTON

Legal Description		User Acct
		421207
		GIS Ref
		GIS Ref
		Insp Date
		04/21/20

OWNERSHIP

Unit #: 21

Owner 1: CARMI RAJA

Owner 2: CARMI TALA OWEIS

Owner 3:

Street 1: 21 BEACON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARNEY JOHN A -

Owner 2: -

Street 1: 98 RICHFIELD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2019, having primarily Vinyl Exterior and 2058 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

MASTER DEED. BK 73614 PG 452.
CONVERTED FY21 FROM A SINGLE FAMILY.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	2019
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G21
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	1.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 1 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.79154515
Const Adj.:	0.98990101
Adj \$ / SQ:	195.888
Other Features:	50720
Grade Factor:	1.33
NBHD Inf:	1.60000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	965809
Depreciation:	9658
Depreciated Total:	956151

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	416.85	
Special Features:	0	Val/Su Net:	464.63	
Final Total:	956200	Val/Su SzAd:	464.63	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

PARCEL ID 040.A-0001-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:		Total Special Features:		Total:													

RESIDENTIAL GRID

1st Res Grid	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7 BRs: 4 Baths: 1 HB: 1		

UnSketched SubAreas:
GLA: 2058,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	2,058	195.890	403,137						
Size Ad	2058	Gross Area	2058	FinArea	2058					
Net Sketched Area: 2,058 Total: 403,137										

IMAGE

AssessPro Patriot Properties, Inc